



68 Somerton Road, Ardley, OX27 7NT

Guide Price £625,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A spacious four bedroom detached house, which is centrally positioned in a good size plot and was formerly the village post office.

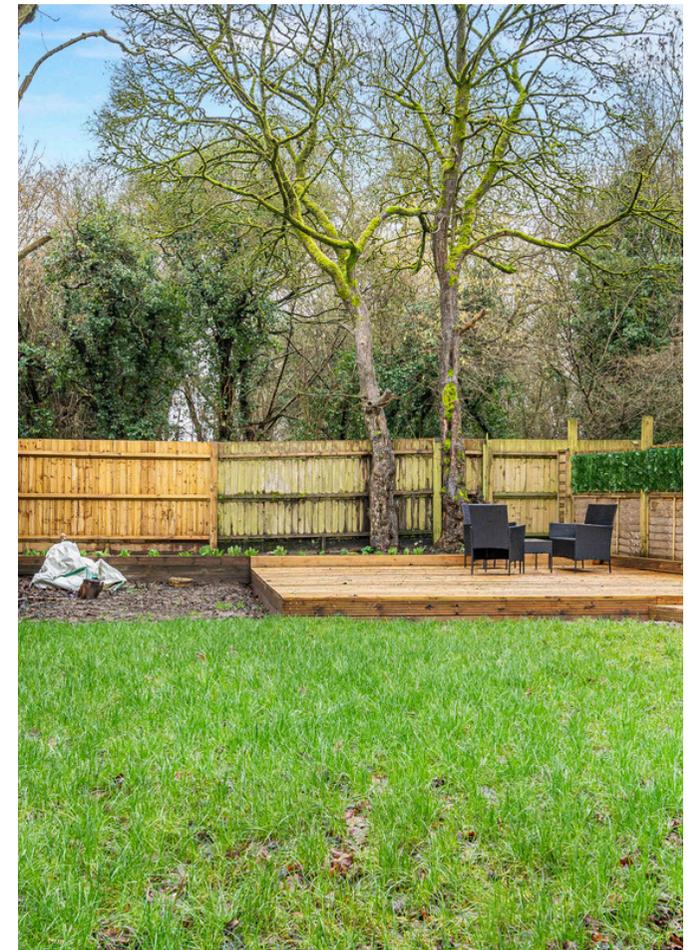
On entering the hall on your left is the dining room, leading into the kitchen, on the right hall is the dual aspect sitting room with a fireplace, a study, a large conservatory/sun room. The kitchen has a large island breakfast unit, a very handy utility room and a cloakroom. There are four bedrooms and a family bathroom. The front garden looks over woodland and there is parking for at least six cars and a detached double garage. The gardens continue to both sides of the house, there is a lawn, decked patio, a gravelled area and at the rear a tiered lawn and paved patio.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard and Superfast broadband are available. Mobile – according to Ofcom there is good outdoor and variable in home coverage for EE and good outdoor coverage for 02, Three & Vodaphone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. There are proposals for a number of new building and infrastructure projects in the area. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority: Cherwell District Council - E. EPC - D





Key Features

- Four Bedrooms
- Sitting Room
- Dining Room
- Study
- Conservatory Sun Room
- Kitchen, Utility and Cloakroom
- Detached Double Garage and Parking for at Least Six Cars
- Gardens to Four Sides
- Views Over Woodland at the Front
- Oil Fired Heating to Radiators

The Location

Directions

M40 J10 0.8m

Bicester Market Square 5.0m

Brackley 7.9m

Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 5.1m

Bicester North Station (London Marylebone from approx. 50 mins) 4.6m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 4.6m

All times and distances are approximate.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1699 sq ft - 158 sq m
(Excluding Garage)**

Ground Floor Area 1076 sq ft – 100 sq m

First Floor Area 623 sq ft – 58 sq m

Garage Area 288 sq ft – 27 sq m



Garage

Ground Floor

First Floor

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